

## Council Communication

Department: Parks, Recreation and Public Property	Ordinance No. _____	
Case/Project No.	Resolution No. <u>10-88</u>	Date: <u>March 29, 2010</u>
Applicant: Larry N. Foster		
<b>Subject/Title</b>		
Council consideration of a resolution setting Public Hearing on the plans, specifications, and form of contract for the Council Bluffs Parks – Park Lighting Project on April 12, 2010, at 7:00 P.M.		
<b>Background/Discussion</b>		
<p>Following the major summer storm of 2008, the City, its insurance company and FEMA conducted a review of damage to all city facilities. As part of this process, the City's sport field lighting systems were inspected, and various types of damage were discovered.</p> <p>Thereafter, discussions occurred to determine how to proceed with evaluating the extent of damage, and its associated costs. Following these discussions, an estimate of \$53,540.00 was determined and a payment in this amount was made by the insurance company to the City. This winter, the Parks and Recreation Department moved forward to address the needed ball field lighting repairs.</p> <p>To do so, HGM Association began a review and analysis of all ball field lights. Thereafter, the specific repair needs were identified and plans, specifications and bid documents were authored for the Council Bluffs Parks – Park Lighting Project.</p> <p>The proposed project will provide the repairs needed, as a result of storm related damage, to the light fixtures on athletic fields, tennis courts and area lighting, in accordance with the recently completed condition analysis. Specifically, sports lighting repairs will be provided to facilities in Bahnsen, Roberts, Valley View, Sunset and Kimball Parks. The repairs will include replacement of light reflectors and lenses. In some cases, the complete fixtures will be replaced.</p> <p>During the Engineers review of these lighting installations, they discovered that, in addition to the storm related damage, several other repairs were required. Completing this work, during the time an electrician is on the pole addressing the storm repairs, offers a very cost effective approach for completing these needed repairs. Therefore, this project also provides some non-storm related repairs, primarily the painting of rusted, deteriorated ballast boxes.</p> <p>The Engineer's cost estimate for this project is \$61,257.00.</p> <p>Funding for this project will be provided by the following sources:</p> <ol style="list-style-type: none"><li>1. Insurance reimbursement already received -\$53,540.00</li><li>2. Contribution for 08-09 CIP, GO Bonds programmed for Park and Recreation activities – Project # 09-05-PR - \$7,717.00</li></ol>		
<b>Recommendation</b>		
I recommend that the City Council adopt the resolution.		

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Larry N. Foster

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Thomas P. Hanafan

RESOLUTION NO. 10-88

RESOLUTION ORDERING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE COUNCIL BLUFFS PARKS – PARK LIGHTING PROJECT.

WHEREAS, the City of Council Bluffs desires to repair damage to park lighting from the 2008 hail storm; and

WHEREAS, the plans, specifications and form of contract as prepared by HGM Associates, Inc., engineers for the project, are on file in the office of the City Clerk.

NOW, THEREFORE BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

The City Clerk is hereby ordered to set Public Hearing on April 12, 2010, at 7:00 P.M., for the Council Bluffs Parks – Park Lighting Project.

ADOPTED  
AND  
APPROVED March 29, 2010

\_\_\_\_\_  
Thomas P. Hanafan Mayor

Attest:

\_\_\_\_\_  
Marcia L. Worden City Clerk

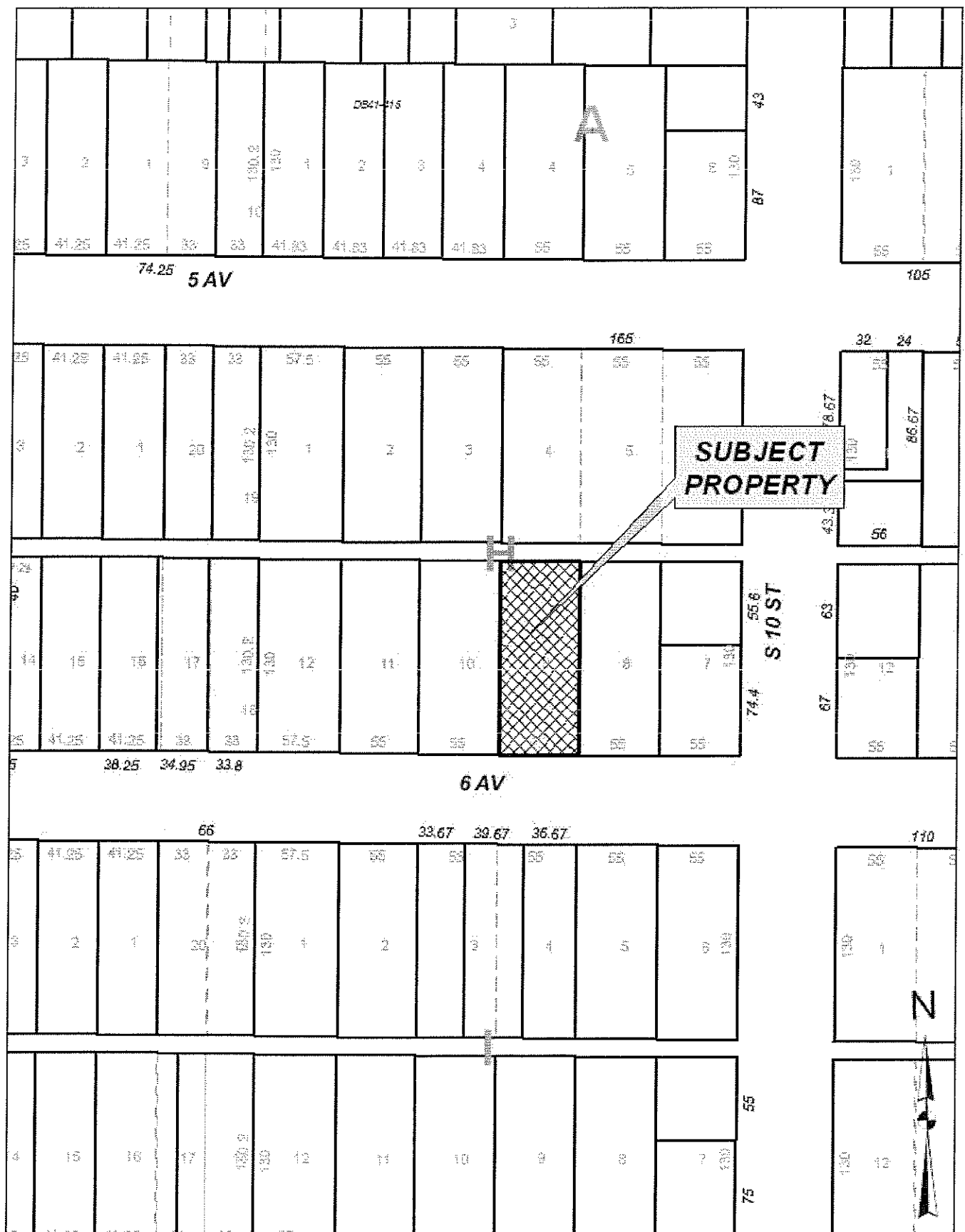
## Council Communication

<b>Department:</b> Community Development  <b>Offer To Buy City Property</b>  <b>Applicant:</b> Lyn Sievers	<b>Resolution of Intent No.</b> <u>10-89</u>  <b>Resolution to Dispose No.</b> _____	<b>Set Public Hearing:</b> 03/29/10  <b>Public Hearing:</b> 04/12/10
<b>Subject/Title</b>		
Request of Lyn Sievers, 1006 – 6 <sup>th</sup> Avenue, Council Bluffs, IA 51501 to purchase Lot 9, Block H, Curtis and Ramsey Addition, previously known as 1010 – 6 <sup>th</sup> Avenue.		
<b>Background/Discussion</b>		
<p>Lyn Sievers has submitted an Offer to Buy for Lot 9, Block H, Curtis and Ramsey Addition (previously 1010 – 6<sup>th</sup> Avenue). The applicant owns the property abutting directly on the east. The City acquired this property through a 657A process in March, 2007 and the house was removed in April, 2007.</p> <p>This lot measures 55 feet wide by 130 feet long (7,150 square feet) and is currently zoned R-3/Low Density Multi-Family Residential. The applicants have offered \$9,000 for the property. Because the lot is City owned, the Pottawattamie County Assessor places no assessed value on this lot. The lots to the east and west however, which are the same size, are both assessed at \$11,070 each. To date, the City's costs associated with this property amount to \$8,028.00. Considering the City's costs, assessed values of surrounding properties, the general condition of the neighborhood area and the lack of development interest in this parcel, staff believes the offer submitted is reasonable.</p>		
<b>Recommendation</b>		
The Community Development Department recommends disposal of Lot 9, Block H, Curtis and Ramsey Addition to Lyn Sievers for the sum of \$9,000.		
<b>Attachment:</b> Location map. <b>Prepared By:</b> Rebecca Sall, Planning Technician, Community Development Department		

Dwlg removed for 1/1/2008



## OFFER TO BUY - SIEVERS



Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629  
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 328-4616

RESOLUTION NO. 10-89

A RESOLUTION OF INTENT TO DISPOSE OF CITY PROPERTY LEGALLY DESCRIBED AS LOT 9, BLOCK H, CURTIS AND RAMSEY ADDITION.

WHEREAS, the City has received an offer to buy from Lyn Sievers for Lot 9, Block H, Curtis and Ramsey Addition previously known as 1010 – 6<sup>th</sup> Avenue; and

WHEREAS, the Mayor and city staff recommends disposal of the above-referenced property under the terms and conditions set forth in the offer to buy.

NOW, THEREFORE, BE IT RESOLVED

BY THE CITY COUNCIL

OF THE

CITY OF COUNCIL BLUFFS, IOWA

That the City does hereby express its intent to dispose of City property legally described as Lot 9, Block H, Curtis and Ramsey Addition, Pottawattamie County, Iowa; and

BE IT FURTHER RESOLVED

That a public hearing be scheduled for April 12, 2010.

ADOPTED  
AND APPROVED:

March 29, 2010

\_\_\_\_\_  
Thomas P. Hanafan Mayor

ATTEST:

\_\_\_\_\_  
Marcia L. Worden City Clerk

## COUNCIL COMMUNICATION

Department: Public Works

Ordinance No. \_\_\_\_\_

First Reading March 29, 2010

Case/Project No.: FY10-04C

Resolution No. 10-90

Applicant: Matthew Cox, City Engineer

### SUBJECT/TITLE

Council consideration of a resolution setting a public hearing for 7:00 p.m. on April 12, 2010, for the the Hazel Street Restoration. Project #FY10-04C.

### BACKGROUND/DISCUSSION

- Hazel Street is in the Loess Hills area south of Broadway and east of downtown in an older developed area of the city.
- Between Charles St. and Palmer Ave., Hazel Street splits into a lower roadway and an upper roadway.
- Between the two roadways is a steep vertical embankment covered by trees and brush. The “cliff” is approximately 30 feet at it’s highest point.
- Intense rainfall events during the Spring of 2008 resulted in the excessive erosion and partial collapse of the upper roadway. The upper roadway provides alternate access to several properties and is currently closed due to unsafe conditions.
- FEMA was contacted and they conducted an evaluation of the problem. FEMA concluded that the erosion problem was related to the June, 2008 storm and that the repair costs are eligible for federal funds.
- In response to a request by FEMA to develop repair alternatives, the city hired HGM to study and present options that would return the area to a stable condition.
- FEMA approved a design alternative which included a combination of fill and wall construction and replacement of damaged sanitary sewer and street pavement.
- FEMA will fund 90% of the construction costs and the city will be responsible for the remaining 10%.
- Estimated construction and engineering cost is approximately \$1,000,000. The city’s share will be approximately \$100,000.
- The project has been added to the CIP as FY10-04C and the local match will be funded by sales tax.
- The project schedule is as follows:

Public Hearing	April 12, 2010
Bid Letting	May 13, 2010
Award	May 24, 2010
Construction Complete	October 30, 2010

### RECOMMENDATION

Approval of this resolution.

\_\_\_\_\_  
Greg Reeder, Public Works Director





**RESOLUTION**  
**NO 10-90**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE  
AND SETTING A PUBLIC HEARING ON THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT  
AND COST ESTIMATE FOR THE  
HAZEL STREET RESTORATION  
FY10-04C**

WHEREAS,           the City wishes to make improvements known as the  
Hazel Street Restoration, within the City, as therein  
described; and

WHEREAS,           the plans, specifications, form of contract and cost  
estimate are on file in the office of the city clerk.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the City Clerk is hereby ordered to set a public hearing on the plans, specifications, form of contract and cost estimate for the Hazel Street Restoration setting April 12, 2010, at 7:00 p.m. as the date and time of said hearing.

ADOPTED  
AND  
APPROVED

March 29, 2010

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Thomas P. Hanafan, Mayor

ATTEST:

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Marcia L. Worden, City Clerk

## COUNCIL COMMUNICATION

Department: Public Works

Ordinance No. \_\_\_\_\_

First Reading March 29, 2010

Case/Project No.: FY11-08

Resolution No. 10-91

Applicant: Matthew Cox, City Engineer

### SUBJECT/TITLE

Council consideration of a resolution setting a public hearing for 7:00 p.m. on April 12, 2010 for the South 13<sup>th</sup> Street Improvements-Phase V. Project #FY11-08

### BACKGROUND/DISCUSSION

- 13th Street sanitary sewer is a major collector sewer in the system. It collects two thirds of the sewage in the Indian Creek Basin.
- The sewer directs flow to the 29<sup>th</sup> Avenue Pump Station. The pump station was replaced in 2005-2006. The outfall sewer from 29<sup>th</sup> Avenue Pump Station to I-80 Pump Station was replaced between 1999 and 2003.
- The 13<sup>th</sup> Street sewer starts out as a 66" inch pipe at 28<sup>th</sup> Avenue and incrementally reduces in size to Broadway where it is a 30" inch pipe. The sewer is of brick or concrete construction and is at least 50 years old.
- The sewer is in need of replacement and is programmed to be phased over several years.
- The pipe and streets will be evaluated to determine the most effective rehab method. These methods will include pipe lining (with limited street patching) or open trench excavation with street replacement.
- Phase I project was completed in 2006 and constructed a siphon under Indian Creek from 13<sup>th</sup> Street sanitary sewer to 15<sup>th</sup> Street sanitary sewer.
- Phase II was completed in 2007 and included a new sanitary sewer, pavement and storm sewer from 28<sup>th</sup> Avenue to approximately 25<sup>th</sup> Avenue. It included a new pipe under Indian Creek.
- Phase III was completed in 2008 and included a new sanitary sewer, pavement and storm sewer from 25<sup>th</sup> Avenue to 22<sup>nd</sup> Avenue.
- Phase IV is under construction currently and includes a new sanitary sewer, pavement and storm sewer from 22<sup>nd</sup> Avenue to 18<sup>th</sup> Avenue.
- The Phase V project is identified as FY11-08 in the CIP and has a budget of \$700,000 in sales tax funds and will involve construction of a new sanitary sewer, pavement and storm sewer from 18<sup>th</sup> Avenue to North of 16<sup>th</sup> Avenue.

- The project schedule is as follows:

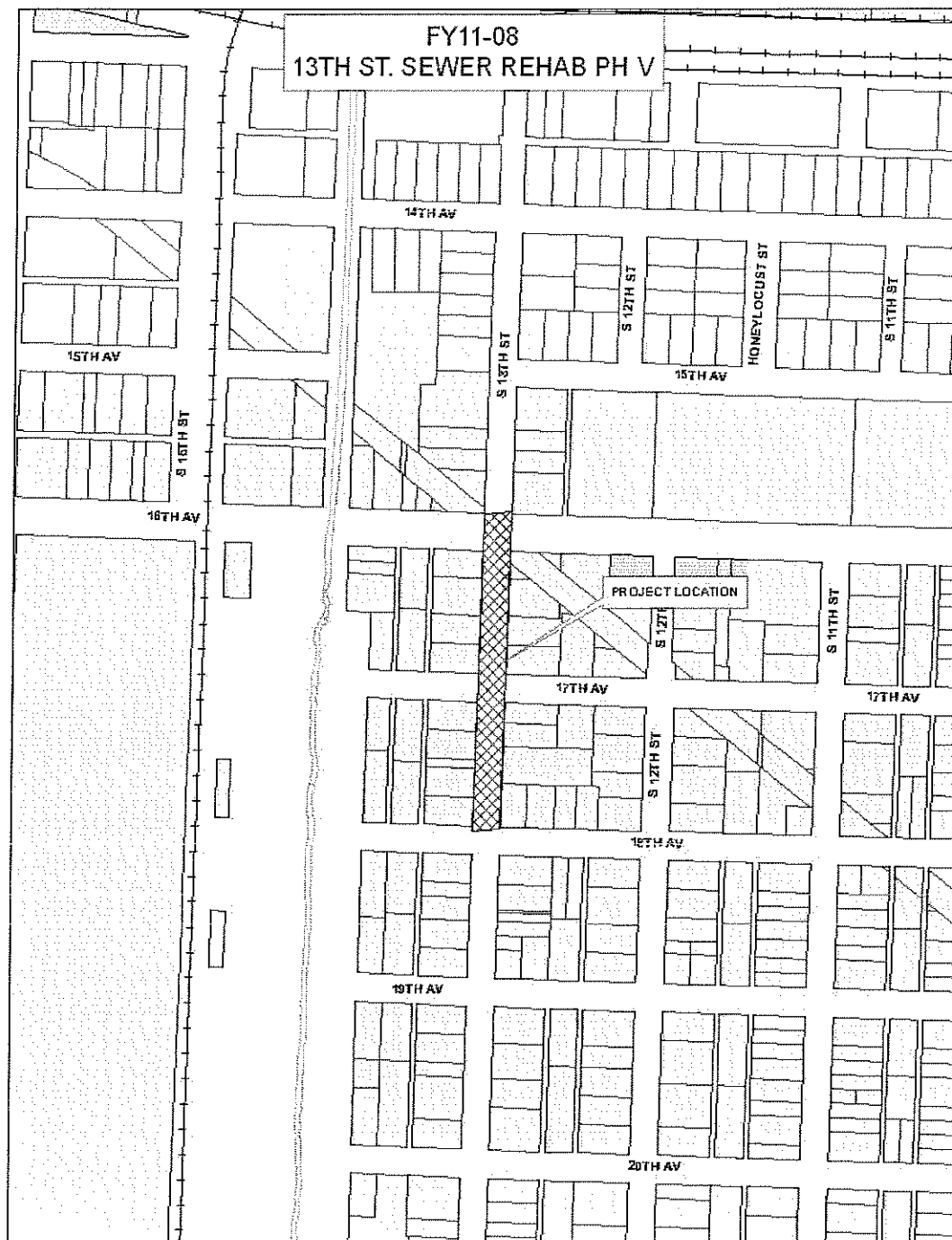
Public Hearing	April 12, 2010
Bid Letting	May 11, 2010
Award	May 24, 2010
Construction Completion	October 30, 2010

#### **RECOMMENDATION**

Approval of this resolution.

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Greg Reeder, Public Works Director



**RESOLUTION**  
**NO 10-91**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE  
AND SETTING A PUBLIC HEARING ON THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT  
AND COST ESTIMATE FOR THE  
SOUTH 13<sup>TH</sup> STREET IMPROVEMENTS-PHASE V  
FY11-08**

WHEREAS,           the City wishes to make improvements known as the  
                      South 13<sup>th</sup> Street Improvements-Phase V, within the City,  
                      as therein described; and

WHEREAS,           the plans, specifications, form of contract and cost  
                      estimate are on file in the office of the city clerk.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the City Clerk is hereby ordered to set a public hearing on the plans, specifications, form of contract and cost estimate for the South 13<sup>th</sup> Street Improvements-Phase V setting April 12, 2010, at 7:00 p.m. as the date and time of said hearing.

ADOPTED  
AND  
APPROVED

March 29, 2010

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Thomas P. Hanafan, Mayor

ATTEST:

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Marcia L. Worden, City Clerk

## COUNCIL COMMUNICATION

Department: Public Works

Ordinance No. \_\_\_\_\_

First Reading March 29, 2010

Case/Project No.: FY11-17

Resolution No. 10-92

Applicant: Matthew Cox, City Engineer

### SUBJECT/TITLE

Council consideration of a resolution setting a public hearing for 7:00 p.m. on April 12, 2010, for the 32<sup>nd</sup> Avenue Storm Sewer From So. 11<sup>th</sup> St. to So. 7<sup>th</sup> St. Project # FY11-17.

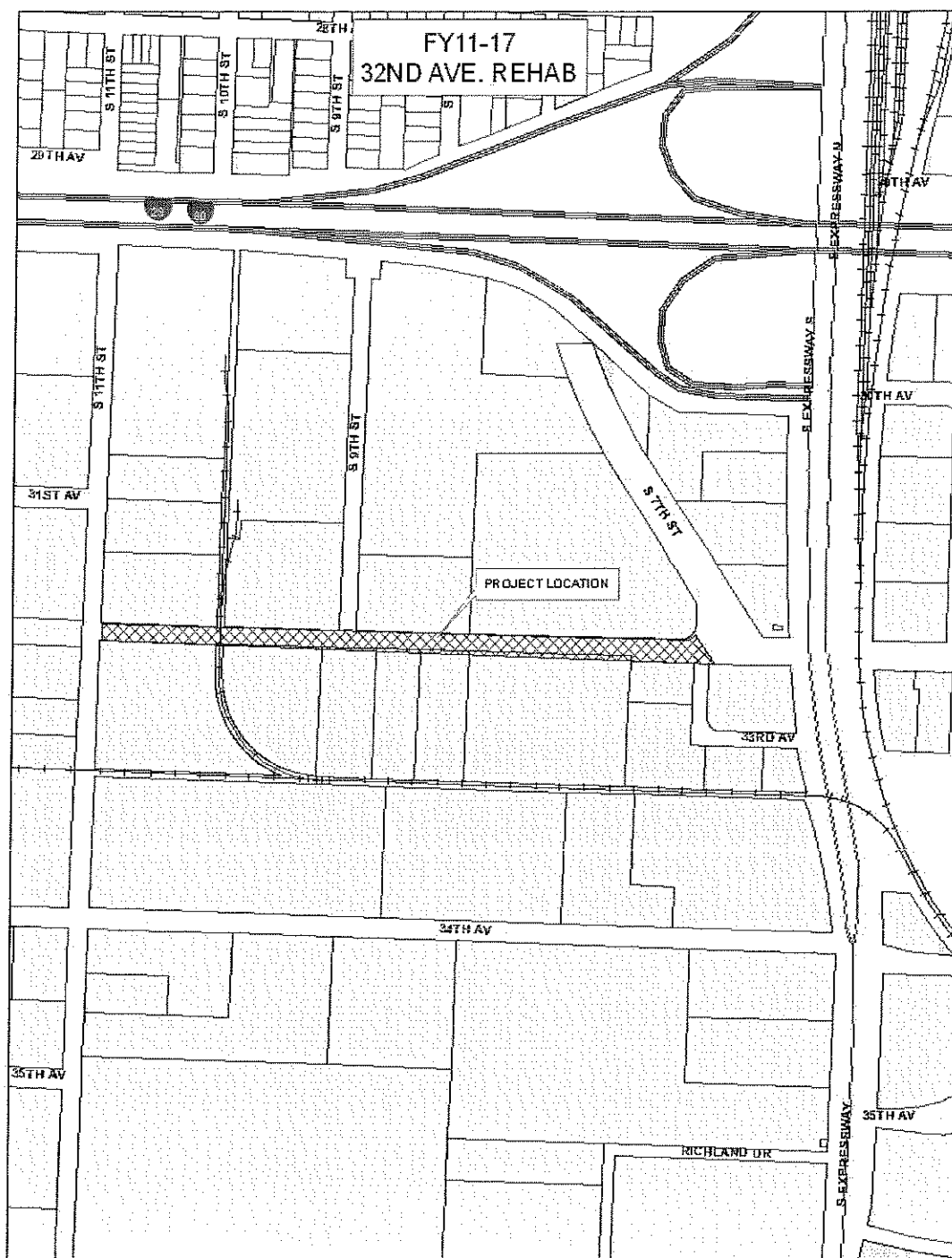
### BACKGROUND/DISCUSSION

- The area south of Interstate I-80/I-29 and west of the South Expressway has no storm sewer.
- This area is served by open ditches and culverts and is a developed light industrial area with several automobile dealerships.
- The area experiences flooding and standing water in the drainage way ditches during moderate to heavy rainfall events.
- This project is the second in a three phase plan to serve this area with storm sewer. The improvements will close the drainage way ditches and upgrade the area.
- The first phase constructed storm sewer on South 11<sup>th</sup> St. from US Hwy 275 north to I-80.
- This project is located on 32<sup>nd</sup> Avenue from So. 11<sup>th</sup> St. to So. 7<sup>th</sup> St.
- This project is identified as FY11-17 in the CIP and is funded with \$700,000 in G.O. Bonds and \$400,000 in sales tax.
- The project schedule is as follows:

Public Hearing	April 12, 2010
Bid Letting	May 6, 2010
Award	May 24, 2010
Construction Completion	October 29, 2010

### RECOMMENDATION

Approval of this resolution.



**RESOLUTION**  
**NO 10-92**

**RESOLUTION DIRECTING THE CLERK TO PUBLISH NOTICE  
AND SETTING A PUBLIC HEARING ON THE  
PLANS, SPECIFICATIONS, FORM OF CONTRACT  
AND COST ESTIMATE FOR THE  
32<sup>ND</sup> AVENUE STORM SEWER FROM SO. 11<sup>TH</sup> ST. TO SO. 7<sup>TH</sup> ST.  
FY11-17**

WHEREAS,           the City wishes to make improvements known as the  
32<sup>nd</sup> Avenue Storm Sewer From So. 11<sup>th</sup> St. to So. 7<sup>th</sup> St.,  
within the City, as therein described; and

WHEREAS,           the plans, specifications, form of contract and cost  
estimate are on file in the office of the city clerk.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the City Clerk is hereby ordered to set a public hearing on the plans, specifications, form of contract and cost estimate for the 32<sup>nd</sup> Avenue Storm Sewer From So. 11<sup>th</sup> St. to So. 7<sup>th</sup> St. setting April 12, 2010, at 7:00 p.m. as the date and time of said hearing.

ADOPTED  
AND  
APPROVED

March 29, 2010

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Thomas P. Hanafan, Mayor

ATTEST:

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Marcia L. Worden, City Clerk



## Council Communication

Department: Community Development  Case/Project No.: FY-20B	Ordinance No.: N/A  Resolution No.: <u>10-93</u>	City Council: 3-29-10 First Reading: N/A Second Reading: N/A Third Reading: N/A Public Hearing: 4-12-10						
<b>Subject/Title</b>								
28 <sup>th</sup> Avenue Reconstruction Phase II								
<b>Location</b>								
28 <sup>th</sup> Avenue between South 17 <sup>th</sup> & 19 <sup>th</sup> Streets								
<b>Background/Discussion</b>								
<u>Background</u> The City has been working on developing and redeveloping the area south of 23 <sup>rd</sup> Avenue and west of Indian Creek for several years. This has involved the installation of infrastructure to support several residential infill subdivisions. To date, approximately 150 lots have been created. The project has been initiated and completed in several phases due to financial constraints. As revenues are secured additional phases can be initiated. The current phase of the project includes 28 <sup>th</sup> Avenue from South 17 <sup>th</sup> Street to South 19 <sup>th</sup> Street. This phase of the project will result in the creation of seven (7) single family lots.								
<u>Discussion</u> This project is being developed in two phases. Phase I of the project involved grading the site and Phase II will involve the sewer lateral extensions, storm sewer intakes and piping, water main extension and street paving. Phase I of the project was accepted by the City Council on January 11, 2010 by Resolution 10-08.  The Community Development Department, Public Works and HGM Associates have determined a timeline for the street portion of the project. It is anticipated that existing project fund balances and CDBG-R revenues will be sufficient to pay for project costs. In order to proceed, we are asking City Council to set a public hearing on the plans, specifications and form of contract. This public hearing shall be held on April 12, 2010 at 7:00 p.m. in the City Council Chambers. The rest of the timeline shall be as follows: <table style="margin-left: auto; margin-right: auto; border: none;"><tr><td style="padding: 0 20px;">April 29, 2010</td><td>Bid letting</td></tr><tr><td>May 10, 2010</td><td>City Council award</td></tr><tr><td>July 16, 2010</td><td>Construction work complete</td></tr></table>			April 29, 2010	Bid letting	May 10, 2010	City Council award	July 16, 2010	Construction work complete
April 29, 2010	Bid letting							
May 10, 2010	City Council award							
July 16, 2010	Construction work complete							
<b>Staff Recommendation</b>								
The Community Development Department recommends approval of the resolution directing the City Clerk to publish notice and set a public hearing on the plans, specifications and form of contract for the 28 <sup>th</sup> Avenue Reconstruction Project Phase II.								
<b>Attachments</b>								
Concept Plan								

Submitted by: Brenda Carrico, Program Coordinator, Community Development Department  
Approved by: Donald D. Gross, Director, Community Development Department



**RESOLUTION NO. 10-93**

**A RESOLUTION DIRECTING THE CITY CLERK TO PUBLISH NOTICE AND SETTING A PUBLIC HEARING ON THE PLANS, SPECIFICATIONS AND FORM OF CONTRACT FOR THE 28<sup>TH</sup> AVENUE RECONSTRUCTION PROJECT PHASE II.**

**WHEREAS,** The City wishes to make improvements known as the 28<sup>th</sup> Avenue Reconstruction Project Phase II within the City, as therein described; and

**WHEREAS,** This project will involve sewer lateral extensions, storm sewer intakes and piping, a water main extension and the paving of 28<sup>th</sup> Avenue between South 17<sup>th</sup> Street and South 19<sup>th</sup> Street; and

**WHEREAS,** Such improvements are required to accommodate the further development of the area residentially; and

**WHEREAS,** The plans, specifications and form of contract for the street improvements are on file in the office of the City Clerk.

**NOW, THEREFORE, BE IT RESOLVED**

**BY THE CITY COUNCIL**

**OF THE**

**CITY OF COUNCIL BLUFFS, IOWA**

That the City Clerk is hereby directed to set a public hearing on April 12, 2010 at 7:00 p.m. on the plans, specifications and form of contract for the 28<sup>th</sup> Avenue Reconstruction Project Phase II.

ADOPTED

AND

APPROVED: \_

March 29, 2010

\_\_\_\_\_  
Thomas P. Hanafan

\_\_\_\_\_  
Mayor

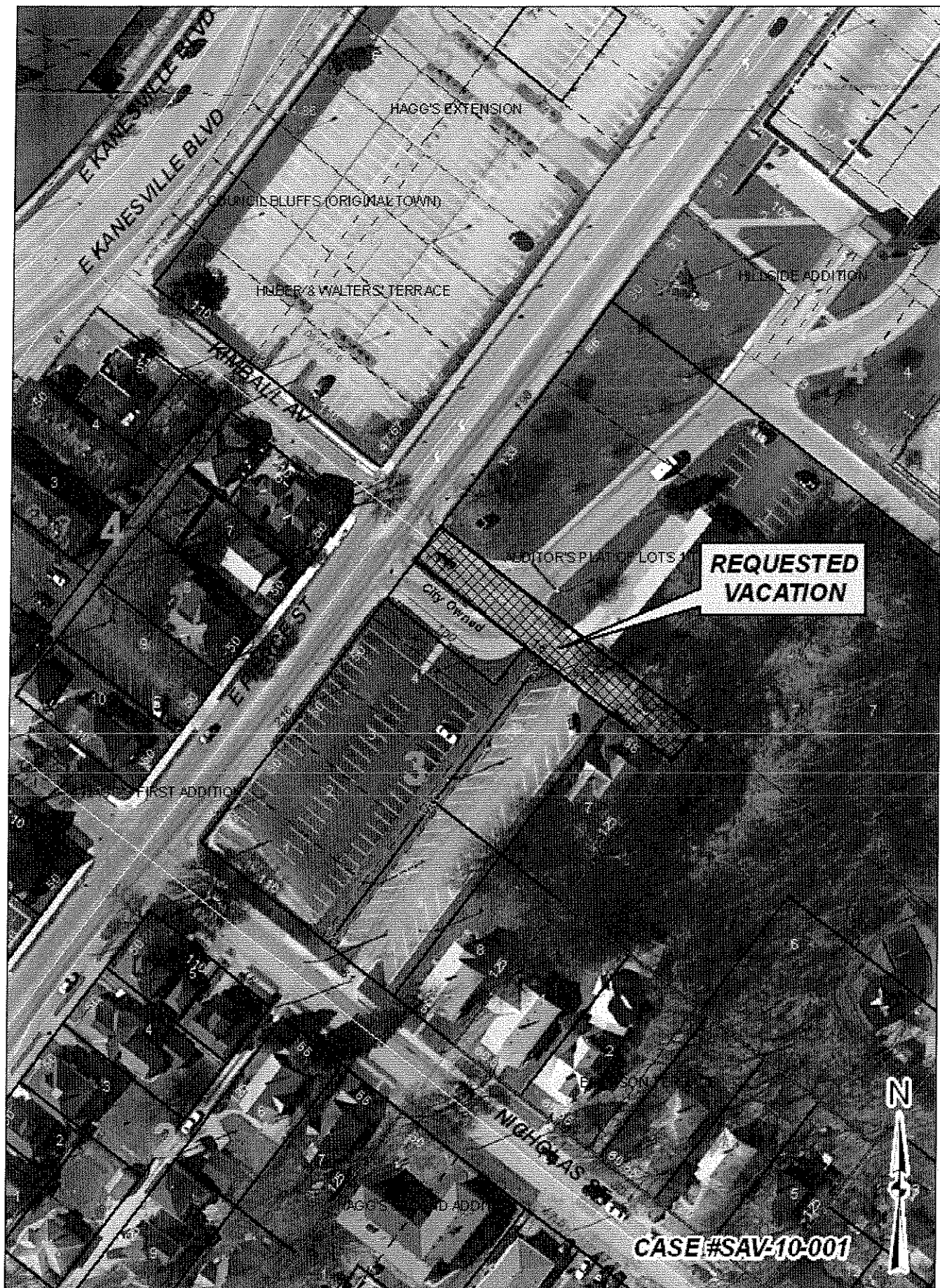
ATTEST:

\_\_\_\_\_  
Marcia L. Worden

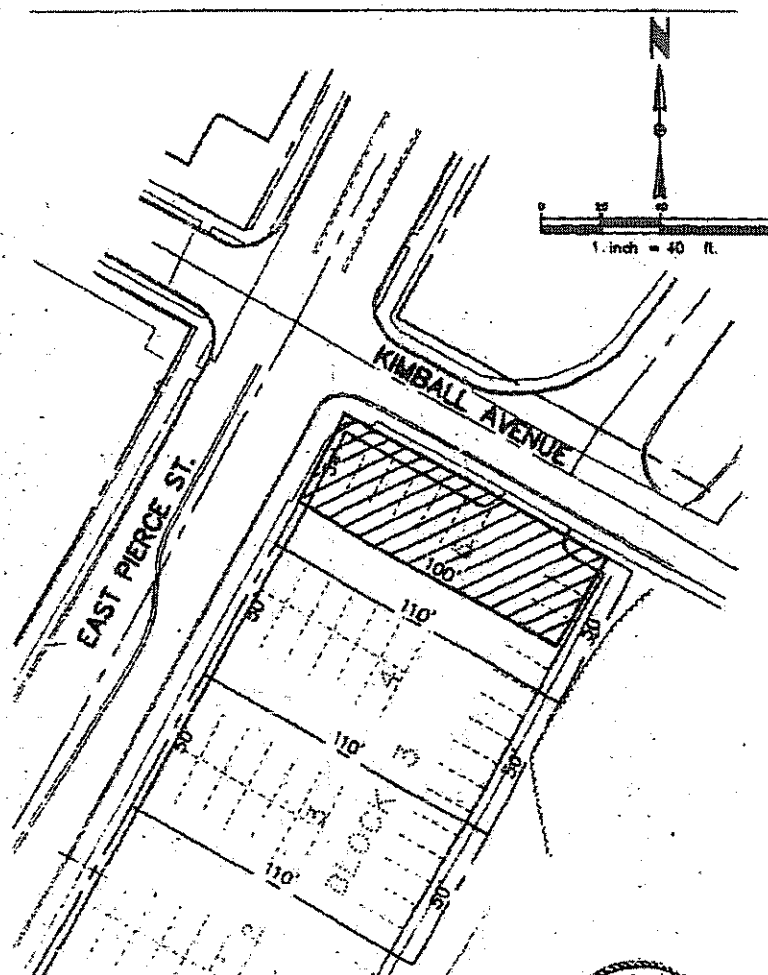
\_\_\_\_\_  
City Clerk

## Council Communication

<b>Department:</b> Community Development Case #SAV-10-001 Applicant: Jennie Edmundson Memorial Hospital	<b>Resolution of Intent No. <u>10-94</u></b>  <b>Resolution to Dispose No. _____</b>	<b>City Council: 03/29/10</b> <b>Planning Commission: 03/09/10</b> <b>Set Public Hearing:</b> <b>Public Hearing:</b>
<b>Subject/Title</b>		
Request of Jennie Edmundson Memorial Hospital, represented by Kim Lammers, 933 East Pierce Street, Council Bluffs, IA 51503 to vacate that part of Kimball Avenue right-of-way which runs southeast from East Pierce Street for 232 feet and abuts Block 3, Hagg's First Addition as shown on the attached map.		
<b>Background</b>		
Jennie Edmundson Memorial Hospital owns all property surrounding this portion of Kimball Avenue. They would like to maintain it as part of the hospital campus so they are asking that it be vacated. It has been used as the south entrance/emergency entrance for many years. The right-of-way is 30 feet wide by 232 feet long for a total of 6,960 square feet.		
Black Hills Energy has a gas main within this portion of right-of-way and MidAmerican Energy has facilities which cross Kimball Avenue along the southerly right-of-way of Pierce Street and also 120 feet to the south which serves the property at 111 Kimball Avenue. A utilities easement will need to be retained.		
Council Bluffs Water Works sent the following response: "The Water Works has a 6" main on Kimball southeast from Pierce Street. The Water Works may abandon the main if the street is vacated. Ownership would be transferred to JEMH." The hospital should contact the Water Works for more information.		
<b>Comments</b>		
Jennie Edmundson Memorial Hospital has used this portion of street as a private entrance for many years. The existing width of the right-of-way would not permit the construction of a standard street.		
The City also owns part of Lot 5, Block 3, Hagg's First Addition which was acquired from JEMH in September, 1995 for the purpose of the hospital entrance reconstruction (see attached Acquisition Plat). Because it is not right-of-way, this portion of property will need to be deeded back to the hospital as it will not be included in this vacation process		
<b>Recommendation</b>		
The Community Development Department recommends vacation of that part of Kimball Avenue right-of-way running southeast from East Pierce Street for 232 feet and abutting Block 3, Hagg's First Addition. An easement will be retained across the entire portion.		
<b>Public Hearing</b>		
Gayle Malmquist appeared before the Planning Commission in favor of the request. No one appeared in opposition.		
<b>Planning Commission Recommendation</b>		
The Planning Commission recommends vacation of that part of Kimball Avenue right-of-way running southeast from East Pierce Street for 232 feet and abuts Block 3, Hagg's First Addition. An easement shall be retained across the entire portion of the vacated street.		
VOTE: AYE 10    NAY 0    ABSTAIN 0    ABSENT 1    Motion: Carried		
<b>Attachments:</b> Map showing requested right-of-way vacation and Acquisition Plat		
<b>Prepared By:</b> Rebecca Sall, Planning Technician, Community Development Department		





ACQUISITION PLAT		TRACT NO. <u>1</u>
EXHIBIT "A", PAGE 1 OF 1		COMPARED
ACQUIRED FROM <u>JENNIE EDMUNDSON HOSPITAL</u>		
		
<p><b>PROJECT</b>            JENNIE EDMUNDSON HOSPITAL            MAIN ENTRANCE RECONSTRUCTION            KIMBALL AVENUE RIGHT-OF-WAY            COUNCIL BLUFFS, IOWA</p> <p><b>LEGAL DESCRIPTION</b>            A PARCEL OF LAND BEING THE NORTHEASTERLY 34.00 FEET OF THE            NORTH-WESTERLY 100.00 FEET OF LOT 5, BLOCK 3 IN HAGG'S FIRST            ADDITION TO THE CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><small>I HEREBY CERTIFY THAT THIS LAND SURVEYING INSTRUMENT WAS PREPARED BY ME OR UNDER MY              CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR              UNDER THE LAWS OF THE STATE OF IOWA.</small></p> <p><i>Melvin G. Samples</i> <span style="float: right;">9-1-95</span>  <small>MELVIN G. SAMPLES      IOWA REG. NO. 10569              LAND SURVEYOR      DATE</small></p> </div>	<p>FROM &amp; STA. _____ TO &amp; STA. _____</p> <p>SECTION <u>30</u> RANGE <u>43W</u> BORROW _____ ACRES _____</p> <p>CIVIL TWP. _____</p>	<p>CONSIDERATION \$ _____</p> <p>ACQUIRED BY <u>R-O-W DEDICATION &amp; WAR DEED</u> CONTRACT DATED _____</p>
POTTAWATTAMIE COUNTY PROJECT NO. <u>10505</u>		

96-7895

DATE DRAWN 8-17-95 DRAWN BY MWW

Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629  
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 328-4616

RESOLUTION NO. 10-94

A RESOLUTION OF INTENT TO VACATE THAT PART OF KIMBALL AVENUE WHICH RUNS SOUTHEAST FROM EAST PIERCE STREET FOR 232 FEET AND ABUTS BLOCK 3, HAGG'S FIRST ADDITION, CITY OF COUNCIL BLUFFS, POTTAWATTAMIE COUNTY, IOWA.

WHEREAS, Jennie Edmundson Memorial Hospital requests vacation of that part of Kimball Avenue right-of-way which runs southeast from East Pierce Street for 232 feet and abuts Block 3, Hagg's First Addition; and

WHEREAS, this City Council hereby declares its intent to consider disposition of this City right-of-way by conveying and quitclaiming all of its right, title and interest in it to the abutting property owner(s).

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA:

That this City Council hereby declares its intent to consider disposition of the above described City property;  
and

BE IT FURTHER RESOLVED

That a public hearing on the City's intent to dispose of this property is hereby set for April 12, 2010.

ADOPTED  
AND  
APPROVED:

March 29, 2010

\_\_\_\_\_  
Thomas P. Hanafan Mayor

ATTEST:

\_\_\_\_\_  
Marcia L. Worden, City Clerk

## Council Communication

Department: <u>Public Works</u> Case/Project No. Applicant .	Ordinance No. Resolution No. <u>10-95</u>	First Reading <u>March 29, 2010</u>
<b>Subject/Title</b>		
<p>After the public hearing, action is needed on a resolution authorizing the application for the FY2011 State Transit Assistance.</p>		
<b>Background/Discussion</b>		
<ul style="list-style-type: none"><li>▪ Every year the City of Council Bluffs is required to submit an application for State Transit Assistance for transit operations and Section 5310 funds for contracted paratransit service with the Iowa Department of Transportation's Joint Participation Agreement to provide State Transit Assistance to Iowa's public transit systems.</li><li>▪ We are required to submit to the IDOT office of Public Transit a notice of public hearing, the attached authorizing resolution and copy of city council minutes of the meeting where the public hearing is held.</li><li>▪ The State Transit Assistance formula is based on ridership, revenue miles, operating expense and local match. Currently our STA payments are on track to be at \$157,000 for FY10 which equals 13% of the total transit operating budget. The Section 5310 funds are from federal funds for transit serving primarily elderly persons and persons with disabilities.</li><li>▪ The Iowa Department of Transportation has indicated that the City will be eligible for an estimated \$164,000 in STA payments and \$18,000 in Section 5310 funds for FY2011. Application for the assistance has been prepared by city staff and MAPA and must be submitted to IDOT.</li></ul>		
<b>Recommendation</b>		
<p>That the City Council approve the resolution authorizing application for FY2011 State Transit Assistance and Section 5310 Funds.</p>		

\_\_\_\_\_  
Greg Reeder, Public Works Director





# Iowa Department of Transportation

## Authorizing Resolution

We, hereby, authorize, Thomas P. Hanafan, Mayor  
(Name of Authorized Signatory)

on behalf of City of Council Bluffs  
(Legal Name of Applicant)

to apply for financial assistance as noted below and to enter into related contract(s) with the Iowa Department of Transportation.

From the State Transit Assistance Program:

1.462622 % of formula funds;  
\$ amount of Special Project Funds requested

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and person with disabilities:

\$ 18,002 ;

From state-wide federal capital assistance for transit:

\$ .

From federal funds from the Job Access/Reverse Commute program:

\$ .

From federal funds from the New Freedom program:

\$ .

We understand acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

We certify that City of Council Bluffs has sufficient non-federal  
(Legal Name of Applicant)

funds to provide required local match for capital projects and at time of delivery will have the funds to operate and maintain vehicles and equipment purchased under this project.

We request that State Transit Assistance formula funding be advanced as allowed by law, to improve transit system cash flow.

Adopted the \_\_\_\_\_ day of \_\_\_\_\_ , \_\_\_\_\_ .

By: City of Council Bluffs City Council  
(Applicant's Governing Body)

Name: \_\_\_\_\_

Title: Mavor

Address: 209 Pearl Street, Council Bluffs, IA 51503

Telephone: 712-328-4601

R E S O L U T I O N  
NO. 10-95

RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT  
AN APPLICATION FOR FY2011  
STATE TRANSIT ASSISTANCE

- WHEREAS, the City of Council Bluffs will be eligible for an estimated \$164,000 in State Transit Assistance and \$18, 000 in Section 5310 funds for use in operating its transit system during FY02011; and
- WHEREAS, the City Council of the City of Council Bluffs believes that it is in the best interest of the City to submit an application for State Transit Assistance to the IDOT; and
- WHEREAS, A Notice of Public Hearing was published as required by law, and a public hearing was held on March 29, 2010.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor is hereby authorized and directed to apply for State Transit Assistance and to enter into any necessary related contracts with the IDOT.

ADOPTED  
AND  
APPROVED March 29, 2010

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Thomas P Hanafan, Mayor

ATTEST:

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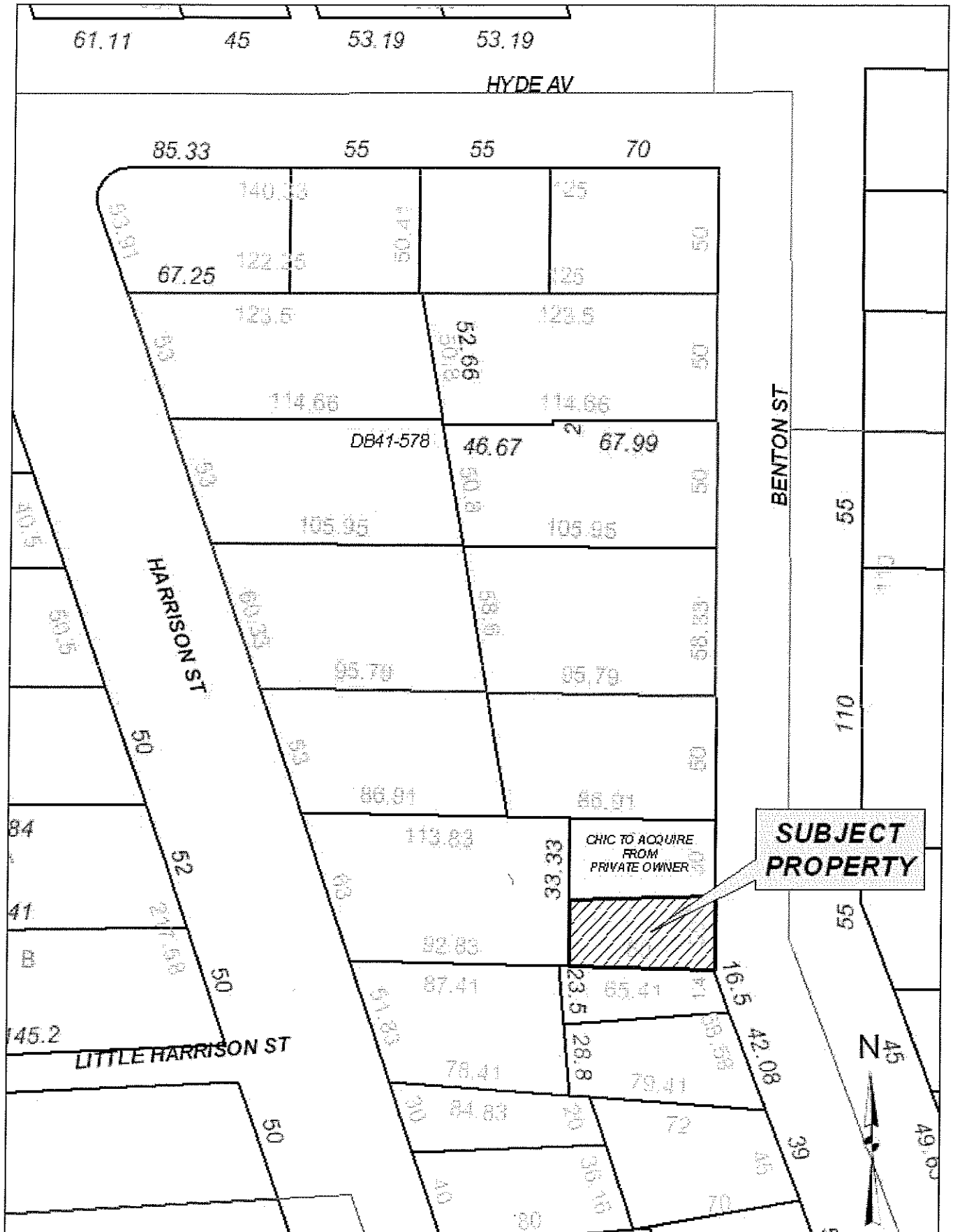
Marcia L. Worden, City Clerk

## Council Communication

<b>Department:</b> Community Development  <b>Offer To Buy City Property</b>  <b>Applicant:</b> Community Housing Investment Corporation	<b>Resolution of Intent No.</b> <u>10-96</u>  <b>Resolution to Dispose No.</b> _____	<b>Set Public Hearing:</b> 03/08/10  <b>Public Hearing:</b> 03/29/10
<b>Subject/Title</b>		
Request of Community Housing Investment Corporation (CHIC) to purchase Lot 13, except triangle on north, Auditor's Subdivision of part of the S1/2 NE1/4 of Section 25-75-44, formerly known as 348 Benton Street.		
<b>Background/Discussion</b>		
<p>The Community Housing Investment Corporation (CHIC) has submitted an Offer to Buy the City owned property previously known as 348 Benton Street. The City acquired the property through a 657A process in March, 2006 and the residential structure was removed prior to January, 2007. The total cost incurred by the City to date is \$13,231.</p> <p>This property is 30 feet wide (frontage) by 60 feet deep, contains 1,620 square feet and is zoned R-2/Two-Family Residential. CHIC is also proposing to purchase the vacant lot directly to the north from a private owner. These two parcels could then be combined, developed with a new single family structure and sold to buyers qualified under the Infill program. CHIC has offered \$5,000 for this property. Given the size of the lot, the Community Development Department believes this price is adequate.</p>		
<b>Recommendation</b>		
The Community Development Department recommends disposal of Lot 13, except triangle on north, Auditor's Subdivision of part of the S1/2 NE1/4 of Section 25-75-44, formerly known as 348 Benton Street, to the Community Housing Investment Corporation for the sum of \$5,000 (\$810 to be paid at closing and \$4,190 to be forgiven upon construction of a new single family structure). This sale shall be contingent upon CHIC acquiring the adjacent parcel on the north.		
<b>Attachment:</b> Picture and location map. <b>Prepared By:</b> Rebecca Sall, Planning Technician, Community Development Department <small>(Revised 03/09/10)</small>		



## OFFER TO BUY - CHIC



Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629  
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 328-4616

RESOLUTION NO. 10-96

A RESOLUTION AUTHORIZING DISPOSAL OF CITY OWNED PROPERTY FORMERLY KNOWN AS 348 BENTON STREET, LEGALLY DESCRIBED AS LOT 13, EXCEPT TRIANGLE ON NORTH, AUDITOR'S SUBDIVISION OF PART OF THE S1/2 NE1/4 OF SECTION 25-75-44.

WHEREAS, This City Council previously expressed its intent to dispose of City property formerly known as 348 Benton Street, legally described as Lot 13, except triangle on north, Auditor's Subdivision of part of the S1/2 NE1/4 of Section 25-75-44; and

WHEREAS, a public hearing has been held in this matter.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor and the City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City's interest in the above-described property as follows:

Community Housing Investment Corporation and all successors in interest: Lot 13, except triangle on north, Auditor's Subdivision of part of the S1/2 NE1/4 of Section 25-75-44, for the sum of \$5,000.00 (\$810.00 to be paid at closing and \$4,190.00 to be forgiven upon construction of a new single family structure).

BE IT FURTHER RESOLVED

CHIC has 120 days to complete their acquisition of the property abutting on the north.

ADOPTED  
AND  
APPROVED:

March 29, 2010

\_\_\_\_\_  
Thomas P. Hanafan

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Marcia L. Worden

\_\_\_\_\_  
City Clerk

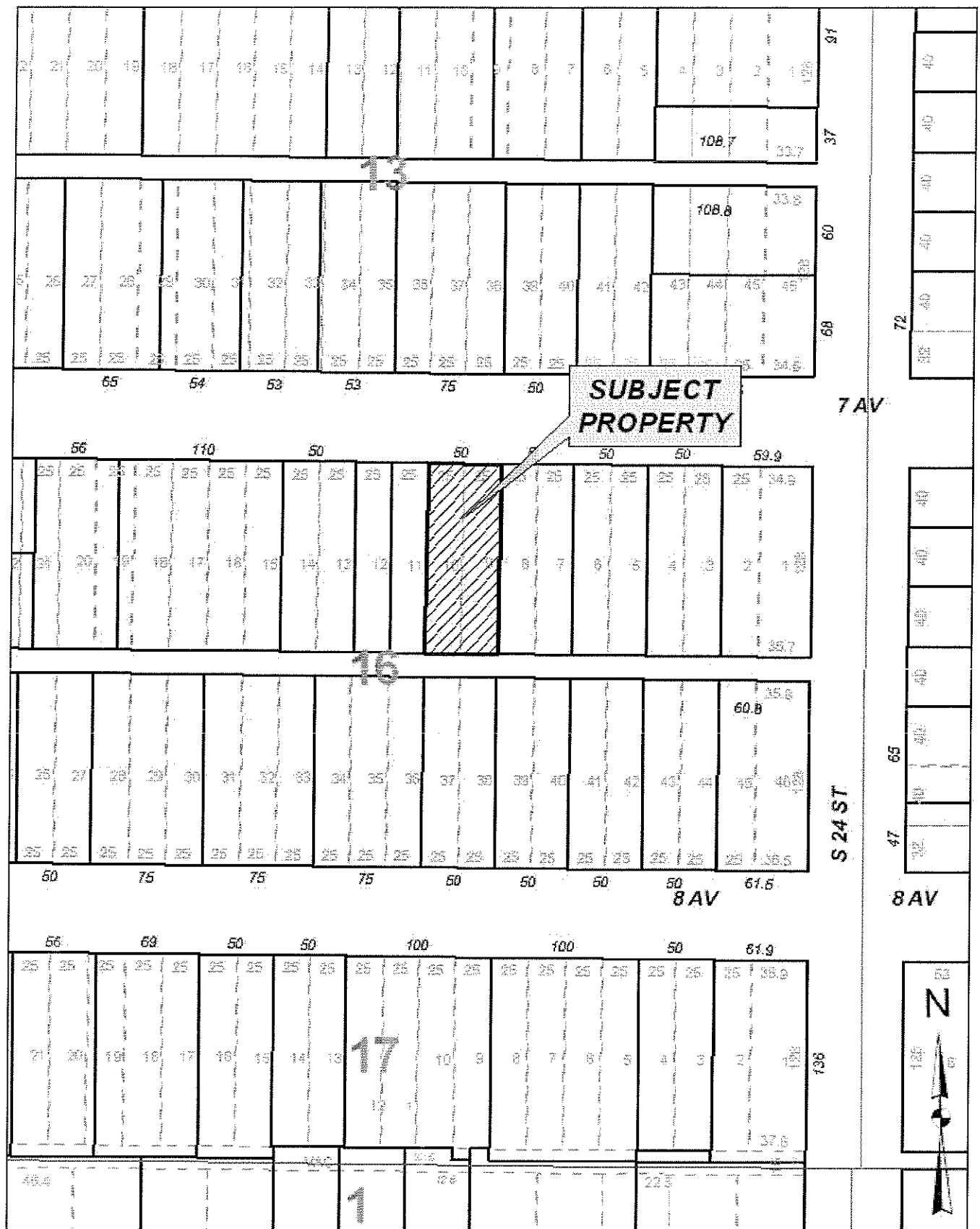
## Council Communication

<b>Department:</b> Community Development  <b>Offer To Buy City Property</b>  <b>Applicant:</b> Larry and Gloria West	<b>Resolution of Intent No.</b> <u>10-97</u>  <b>Resolution to Dispose No.</b> _____	<b>Set Public Hearing:</b> 03/08/10  <b>Public Hearing:</b> 03/29/10
<b>Subject/Title</b>		
Request of Larry A. and Gloria G. West, 1953 Longview Loop, Council Bluffs, IA 51503 to purchase 2409 7 <sup>th</sup> Avenue (Legal Description: Lots 9 and 10, Block 16, Wright's Addition).		
<b>Background/Discussion</b>		
<p>Larry A. and Gloria G. West have submitted an Offer to Buy the City owned property at 2409 7<sup>th</sup> Avenue as legally described above. The City acquired the property through a 657A process in December, 2009 and the residential structure was removed in January, 2010. The total cost incurred by the City to date is \$4,324.97.</p> <p>This property, consisting of two lots, measures 50 feet by 128 feet and is zoned R-2/Two-Family Residential. The West's would like to purchase the property, construct a new single family structure and sell it to buyers qualified under the Infill program. The value of lots in this general area range from \$15,000-\$20,000. The assessed value of the subject property is \$12,626. The applicants have offered \$16,000 which the Community Development Department feels is reasonable.</p>		
<b>Recommendation</b>		
The Community Development Department recommends disposal of Lots 9 and 10, Block 16, Wright's Addition to Larry A. and Gloria G. West for the sum of \$16,000.		
<b>Attachment:</b> Picture and location map. <b>Prepared By:</b> Rebecca Sall, Planning Technician, Community Development Department		





## 40



Prepared by: Community Development Dept., Co. Bluffs, IA 51503 – Phone: 328-4629  
Return to: City Clerk, 209 Pearl Street, Co. Bluffs, IA 51503 – Phone: 328-4616

RESOLUTION NO. 10-97

A RESOLUTION AUTHORIZING DISPOSAL OF CITY OWNED PROPERTY FORMERLY KNOWN AS 2409 – 7<sup>TH</sup> AVENUE, LEGALLY DESCRIBED AS LOTS 9 AND 10, BLOCK 16, WRIGHT'S ADDITION.

WHEREAS, This City Council previously expressed its intent to dispose of City property formerly known as 2409 – 7<sup>th</sup> Avenue, legally described as Lots 9 and 10, Block 16, Wright's Addition; and

WHEREAS, a public hearing has been held in this matter.

NOW, THEREFORE, BE IT RESOLVED  
BY THE CITY COUNCIL  
OF THE  
CITY OF COUNCIL BLUFFS, IOWA

That the Mayor and the City Clerk be and are hereby authorized, empowered and directed to execute a quit claim deed conveying the City's interest in the above-described property as follows:

Larry A. and Gloria G. West and all successors in interest: Lots 9 and 10, Block 16, Wright's Addition, for the sum of \$16,000.00

ADOPTED  
AND  
APPROVED:

March 29, 2010

\_\_\_\_\_  
Thomas P. Hanafan Mayor

ATTEST:

\_\_\_\_\_  
Marcia L. Worden City Clerk